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Ms. Kara Wood
City of Grand Rapids
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Grand Rapids, Michigan 49508

May 2, 2011
NTH Project No. 74-090095-01

**RE: Report on Phase I Environmental Site Assessment
Harris Lofts
107 and 123 Division Avenue South
Grand Rapids, Michigan**

Dear Ms. Wood:

NTH Consultants, Ltd. (NTH) was contracted to perform Phase I Environmental Site Assessments (ESAs) for the above referenced properties. This study was performed at your request in accordance with our professional services agreement dated January 13, 2009.

After completing the investigation and preparation of the draft reports, this study was put on "hold" as the property purchase was canceled and the reports were not finalized. Any remaining budget for these projects was returned to the overall grant budget. We have generated this cover letter and attached the draft Phase I ESAs, as the deliverable result of this assignment. Please note, according to ASTM E 1527-05 these reports are not sufficient for use in a current property transaction as a potential purchaser's All Appropriate Inquiry both because they are not signed and because of their age. If these reports were to be used for a future property transaction, certain elements would need to be updated per ASTM E 1527-05.

Should you have any questions or require additional information, please call us (616) 451 – 6260.

Sincerely,

NTH Consultants, Ltd.

Garnet R. Johnson
Project Professional

Brian S. Smits, P.E.
Senior Vice President

GRJ/BSS/dlm

cc: Ms. Gwen Massenburg, Environmental Protection Agency

Attachments

Report on:

**Phase I Environmental Site Assessment
107 Division Avenue South
Grand Rapids, Michigan**

Prepared for:

**Harrison Lofts, LLC
Grand Rapids, Michigan**

**NTH Project No. 74-090095-01
February 16, 2009**

DRAFT REPORT – NOT TO BE RELIED UPON

**Report on Phase I Environmental Site Assessment
107 Division Avenue South
Grand Rapids, Michigan**

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Report on Phase I Environmental Site Assessment 107 Division Avenue South Grand Rapids, Michigan

1.0 EXECUTIVE SUMMARY

This report presents the results of a Phase I Environmental Site Assessment (ESA) for 107 Division Avenue South Property in Grand Rapids, Michigan. The property is approximately 0.25 acres in size and contains one vacant three-story commercial building which encompasses the entire property.

The Phase I ESA study was performed in general accordance with the scope and limitations of American Society for Testing and Materials (ASTM) Practice E 1527-05. This assessment has revealed the following evidence of recognized environmental conditions (RECs) in connection with the property:

- Based on the results of a previous subsurface environmental study, the property is a “*facility*” as defined by 1994 P.A. 451, Part 201, as amended.
- Review of available sources indicated groundwater contamination in the area of the property and several historical sites of potential environmental concern. No additional information pertaining to the sites is available at the present time.

The Executive Summary should not be reviewed separately from the remainder of the report. The Executive Summary provides an overview and is not a substitute for a through review of the entire report.

2.0 INTRODUCTION

NTH Consultants, Ltd. (NTH) was retained by Harrison Lofts, LLC (HL) to perform a Phase I Environmental Site Assessment (ESA) of the 107 Division Avenue South Property located in Grand Rapids, Michigan. A map showing the location of the property is included as Figure 1 in Appendix A.

NTH conducted this Phase I ESA study in general accordance with the scope and limitations of American Society for Testing and Materials (ASTM) Practice E 1527-05, entitled: “Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.”

2.1 Purpose

The objective of the Phase I ESA was to provide the authorized users of this report with an independent opinion regarding recognized environmental conditions, if any, associated with the property. According to ASTM Practice E 1527-05, Section 1.1.1, the term *recognized environmental condition* (REC) means the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include *de minimis* conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be *de minimis* are not recognized environmental conditions.

2.2 Detailed Scope of Services

This Phase I ESA study included the following scope of services:

- A visual survey of the property and accessible portions of the existing buildings was performed to identify areas of potential environmental concerns or RECs. Color photographs were taken to document site conditions at the time of the site reconnaissance. These photographs are presented in Appendix B and are referenced by number in the text of the report.
- The neighboring properties were visually observed to assess whether surface conditions or activities on these properties may have an adverse environmental impact on the property. An attempt was made to determine the previous uses of the adjacent properties through review of information compiled during the Phase I ESA.
- An approximately 120-year or greater land use history of the property was developed.
- Readily available published information was collected and reviewed relating to general geology, hydrogeology and topographic setting for the property.
- A regulatory agency file search was performed to identify Federal and State-listed sites of known or potential environmental concerns located within the minimum search distances from the property, as specified in the ASTM Practice E 1527-05.
- Local governmental agency personnel were contacted to determine their knowledge of reported environmental incidents at or in the immediate vicinity of the property.
- The information developed during this study was evaluated and this report was prepared.

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This assessment did not include any sampling or testing of soil, groundwater or other on-site materials from the property or buildings.

2.3 Significant Assumptions

During the course of this study, various documents and other information published by and obtained from private organizations, as well as Municipal, State and Federal regulatory agencies have been relied upon. No independent verification or confirmation of the accuracy of this information has been performed. Additionally, information provided by the property owner and our client was presumed to be factual, unless written documentation was available indicating otherwise.

2.4 Limitations and Exceptions

The evaluations and opinions presented in this report have been made to assist the client in making a reasonable assessment of risk with respect to the presence of possible environmental concerns at the property. This study has been performed in accordance with a standard of care and diligence, which is considered to be representative of the local environmental engineering practice at the present time.

The evaluations and opinions presented in this report are based on the scope of services defined herein, and should not be misconstrued as those pertaining to a formal environmental compliance audit. The results of this investigation cannot be construed as a certification of the absence of any contaminants on the property, but rather a diligent and prudent review of available data within an established work scope, and time and budgetary constraints.

Limiting conditions encountered during the performance of the Phase I ESA are described in appropriate sections of this report.

2.5 Special Terms and Conditions

The services for this Phase I ESA were performed in accordance with the provisions of NTH's contract with the City of Grand Rapids.

2.6 User Reliance

This report is intended for the exclusive use of the City of Grand Rapids and Harrison Lofts, LLC. This report presents NTH's opinion of the property as of this date, based on the results of this study and on the information provided during the course of the study. The results of this study may not be relied upon by parties other than those identified above without the prior knowledge and written consent of NTH.

3.0 SITE DESCRIPTION

3.1 Location and Legal Description

The property is located in the Southeast ¼ of Section 25, Township 7 North, Range 12 West, Kent County, Grand Rapids, Michigan. A map showing the location of the property is presented as Figure 1 in Appendix A of this report.

The legal description of the property, obtained from City of Grand Rapids website is also included in Appendix A.

3.2 Site Vicinity and Characteristics

The property is located in a mixed commercial and light industrial use area, which is serviced by the municipal potable water supply and sanitary sewer systems provided by City of Grand Rapids, as well as natural gas and electric utilities.

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3.3 Description of Structures, Roads and Other Improvements

The property contains a three-story commercial structure with a full basement which encompasses the entire property. The footprint of the building is approximately 10,725 square feet.

3.4 Current Uses of the Property

The building is currently vacant.

3.5 Current Uses of Adjoining Properties

NTH conducted a visual survey of the adjacent properties to identify offsite sources that might environmentally impact the subject property. The adjacent properties were observed and identified from the boundaries of the subject property and readily accessible public rights-of-way. Observed land uses in the immediate vicinity of the property are listed below:

Locations	Features	Environmental Concerns
North	Commercial Building (under construction)	None noted
East, across Division	Commercial buildings and parking lot	None noted
South	Commercial building	None noted
West	Commercial building	None noted

For ease of reference, the locations of above-mentioned properties are shown on Figure 2 in Appendix A.

4.0 USER PROVIDED INFORMATION

NTH's Phase I ESA User's Questionnaire was completed by Mr. Robert Dykstra. A copy of the completed questionnaire is included as Appendix C.

4.1 Title Records

Title records for the property were not provided to us during the current study. Instead, NTH used other sources (i.e., historical Sanborn maps, city directories, aerial photographs,

topographic maps, review of municipal records, interviews, review of previous environmental studies, etc.) to determine historical uses of the subject property.

4.2 Environmental Liens and Activity Use Limitations

The user of this report did not provide any information that would identify any environmental liens or activity use limitations in connection with the property.

Information obtained from Michigan Department of Environmental Quality (MDEQ) Remediation and Development Division website indicated that no environmental liens are recorded against the property.

4.3 Specialized Knowledge

The user of this report did not provide any specialized knowledge indicative of RECs at the property.

4.4 Commonly Known or Reasonably Ascertainable Information

The user of this report did not provide any information that would identify any commonly known or reasonably ascertainable information from the local community regarding potential RECs in connection with the property.

4.5 Valuation Reduction for Environmental Issues

The user did not identify any significant reduction in the purchase price of the property in relationship with the fair market value of the property.

4.6 Owner, Property Manager and Occupant Information

The property is currently owned by In the Image and is unoccupied.

4.7 Reason for Performing the Phase I ESA

The reason for performing the Phase I ESA was to provide the authorized users of this report with an independent evaluation of the environmental risks associated with the subject property and to qualify for a limited liability protection to the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) liability.

5.0 RECORDS REVIEW

NTH reviewed various records to determine 1) the potential risk to the property from on-site and offsite sources of environmental concern; 2) the local geology and hydrogeology of the area; 3) historical uses of the property; and 4) historical uses of adjacent properties. These records were reviewed to help identify RECs, if any, associated with the property.

NTH reviewed readily available regulatory information to assess the possible risk for environmental liabilities at the subject property from regulatory action, hazardous material spills, or documented hazardous waste disposal at the subject property or nearby properties (i.e., properties located within ASTM-specified search distances from the subject site). This information was obtained from: (1) a review of information included in the EDR-Radius Map report for the subject property, and (2) a review of information obtained from the local environmental health and fire departments (see Section 5.2).

5.1 Standard Environmental Record Sources

Environmental Data Resources, Inc. (EDR), a private environmental information agency, was retained to perform a regulatory agency database search to evaluate the possible presence of federal and state-listed sites of known or potential environmental concerns that may be located within the minimum search distances from the property. As specified in Section 8.2.1 of ASTM Practice E 1527-05, search distances for various record sources generally range from adjacent sites to sites located up to one mile away. A list of the state and federal databases researched by EDR for the current study, along with the respective search distances and a brief

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description of each database are presented in the EDR report. For ease of reference, the entire EDR report, dated February 3, 2009, is included in Appendix D of this report.

The EDR report identified 168 sites, of which 148 sites were plotted on a street map and 20 sites were listed as “orphan sites.” The orphan sites could not be plotted by EDR on a map due to lack of proper addresses or other pertinent information required for precise computer plotting, and as such could only be located within the city, county or zip code area of the subject property.

Following review of the EDR report, a drive-through reconnaissance of the area was conducted to confirm the locations of the plotted sites and to locate the orphan sites. Specific attention was given to the EDR-identified sites located in close proximity (i.e., less than one-eighth of a mile) to the property. There were 29 sites identified within one-eighth of a mile of the property.

Based on review of several environmental studies conducted in the vicinity of the property, subsurface conditions in the area consist of up to 10 feet of sand underlain by clayey soils. Shallow groundwater is typically encountered above the clay unit and flows in a west to northwest direction. Soil and groundwater water contamination has been identified in the area of the subject property. Therefore, for the purpose of this report the EDR-identified site within the immediate vicinity (i.e. 200 feet) of the subject property are listed below.

- **101 Division Avenue S:** This site is immediately north of the subject property and is listed in the Baseline Environmental Assessment (BEA) database, which indicates that it is a site of environmental contamination with soil and/or groundwater contamination levels above generic residential cleanup criteria. BEAs provide new owners/operators of sites of known contamination exemption from liability for existing contamination at a site at the time of purchase/occupancy.

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MDEQ file for this site contained a BEA prepared by Horizon Environmental Corporation (Horizon) and dated August 2007. The reports indicate that Horizon conducted a Phase II in June 2007, which consisted of advancing two GeoProbe® borings and three hand auger borings to maximum depths of 16 feet below ground surface (bgs). Reported subsurface conditions encountered at the site consist of up to six feet of fill described as brown to black silty sand underlain by black silt and clay with peat up to 8.5 feet bgs. Beneath this layer was gray silty clay to the termination depths of the borings. Groundwater was encountered in both of the GeoProbe® borings at approximately 9 feet bgs. Soil samples and a groundwater sample were collected and submitted to a laboratory for volatile organic compounds (VOCs), polynuclear aromatics hydrocarbons (PNAs), polychlorinated biphenyls (PCBs), and “Michigan 10” heavy metals. Results of analytical testing indicated the presences of several heavy metals (i.e., arsenic, chromium, lead, mercury, selenium and zinc) and tetrachloroethylene (PCE) and trichloroethylene (TCE) in the soil samples at concentrations above MDEQ’s Part 201 residential criteria. The results of groundwater analysis indicated the presence of cis-1,2-dichloroethene and vinyl chloride (VC), but below Part 201 resident criteria. However, during a Phase II conducted in 2003, PCE and VC was detected at above Part 201 residential criteria. The report indicates that the possible sources of the contamination as onsite historic fill and a former dry cleaners located nearby. Based on review of MDEQ records, this site is considered as an offsite source of potential environmental concern.

- **104/106 Division Avenue S:** This site is immediately east across Division Avenue from the subject property and is listed in the BEA database.

MDEQ records for this site contained a BEA prepared by Earth Tech Inc. (Earth Tech) dated November 2003. The reports indicate that Earth Tech conducted the on-site investigation on October 17, 2003, which consisted of advancing one hand auger boring. A groundwater sample was taken from a sump in the basement. The soil sample and groundwater sample were collected and submitted to a laboratory for volatile organic

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compounds (VOCs) (groundwater only), polynuclear aromatics hydrocarbons (PNAs), and “Michigan 10” heavy metals. Results of analytical testing indicated the presences of several metals (i.e., arsenic, cadmium, chromium, copper, lead, selenium, and zinc) in the soil samples at concentrations above MDEQ’s Part 201 residential criteria. The results of groundwater indicated the presence of PCE at concentrations above Part 201 residential criteria. The report indicates that the possible source of the contamination is a dry cleaner formerly at 121 Sheldon Blvd SE. Based on review of MDEQ records, this site is considered as an offsite source of potential environmental concern.

- **120 Division Avenue S:** This site is located approximately 75 feet southeast of the subject property and is listed in the BEA database.

MDEQ records for this site contained a BEA prepared by Earth Tech and dated November 2003. The results of the analysis indicated the presence of several metals, VOCs, and PNAs in the soils at concentrations greater than residential Drinking Water Protection (DWP) criteria, groundwater/surface water interface (GSI) protection criteria, and Residential Direct Contact (DC) criteria as shown below.

DWP criteria	GSI criteria	DC criteria
Chromium, lead, and tetrachloroethylene (PCE)	Naphthalene, acenaphthlene, fluorene, phenanthrene, fluoranthene, barium, chromium, mercury, selenium, and zinc	Benzo(a)anthracene, benzo(b)fluoranthene, benzo(a)pyrene, indeno(1,2,3-cd)pyrene, dibenzo(a,h)anthracene, arsenic and lead

Based on the estimated groundwater flow of the area to be to the southwest, this site is not considered as an offsite source of potential environmental concern.

- **122 Division Avenue S:** This site is approximately 150 feet southeast of the subject property and is listed in the BEA database.

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According to the information on file at the MDEQ, soil near the back door of the former ink manufacturing building was found to be contaminated. The contamination is documented in a BEA, prepared by BLDI Environmental and Safety Management and (BLDI) dated November 2001. The results of the analysis indicated the presence of diesel range organics (DROs) and benzo(a)pyrene in the soils at concentrations greater than generic residential criteria. DROs were detected above their DWP criteria and benzo(a)pyrene was detected above DC criteria. Because the impact appears to be limited to the soil, this site is not considered an offsite source of potential environmental concern.

- **Durhams Cleaners (7 Oakes SW):** This site is located approximately 80 feet northwest of the subject property and is listed in the Facility Index System/Facility Registry System (FINDS) database as a Resource Conservation and Recovery Act, Non-Generator (RCRA-NonGen), indicating that the site does not presently generate hazardous waste. NTH contacted the Michigan Department of Environmental Quality (MDEQ) for records pertaining to this property; however, no files existed regarding past or present hazardous materials use. According to the EDR report, no compliance violations have been issued against this site; thus, this site is not considered an offsite source of potential environmental concern.
- **101 Sheldon Avenue SE:** This site is located approximately 180 feet east of the subject property and is listed in the BEA database.

MDEQ records for this site contained a BEA prepared by Fishbeck, Thompson, Carr & Huber, Inc. (FTC&H) and dated September 2002. The results of the analysis indicated the presence of PCE at a concentration exceeding generic residential DWP and GSI criteria. The report identified the likely source on the PCE as a former dry cleaners located to the east and more recently to the south. Based on the estimated groundwater

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flow of the area to be to the southwest and the presence of dissolved contaminants, this site is considered as an offsite source of potential environmental concern.

- **121 Sheldon Avenue SE:** This site is located approximately 180 feet southeast of the subject property and is listed in the State Hazardous Waste Site (SHWS) and BEA databases.

MDEQ records for this site contained a BEA prepared by Sierra Geological and Environmental Consultants, Inc. (Sierra) and dated November 2003. Sierra performed a Phase II ESA in August 2003. The reports indicate that Sierra conducted a Phase II in August 2003, which consisted of five hand auger borings. Five soil samples collected and submitted to a laboratory for analysis of VOCs, PNAs, PCBs, and M-10 metals. Results of the analysis indicated the presence arsenic, mercury, 2-butanone (MEK), PCE, and TCE in the soils at concentrations greater than generic residential cleanup criteria developed by the MDEQ as part of Part 201. Based on the estimated groundwater flow of the area to be to the southwest, this site is not considered as an offsite source of potential environmental concern.

- **Douglas J Housing LLC (138 Commerce Avenue SW):** This site is located approximately 143 feet southwest of the property, and is listed in the RCRA-NonGen and BEA databases. According to the EDR report, no compliance violations have been issued against this site.

A review of records from the MDEQ file indicated that there was some contamination of the soil at this property. A total of 3 known BEAs were reported for the site. The first two were completed by Rose & Westra, Inc. in April 1998 and January 1999. A superficial soil sample was taken and analyzed for the Michigan Ten (M-10) Metals and polynuclear aromatic hydrocarbons (PNAs). Concentrations of lead and phenanthrene

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were detected above Michigan's Generic Groundwater Protection criteria. Levels of arsenic and other PNAs were detected above Michigan's Generic Direct Contact criteria. The third BEA, prepared by PM Environmental, Inc. (PME) and dated November 2003, collected six (6) soil samples and analyzed them for volatile organic compounds (VOCs), PNAs and M-10 metals. The results of the analysis indicated the presence of toluene, ethylbenzene, xylenes and arsenic in the soil that exceeded Residential DWP and/or DC cleanup criteria. Based upon the likely groundwater flow direction away from the subject property, this site is not considered an offsite source of potential environmental concern.

5.2 Additional Environmental Record Sources

Local Health Department

Information obtained from the Kent County Environmental Health Department indicated that they have no records for the property.

Local Fire Department

City of Grand Rapids Fire Department files were available at both the Fire Department's administrative office and the City of Grand Rapids Public Archives. Information contained within the files pertained to inspections, and did not provide records or information related to environmental concerns associated with the subject property.

Previous Environmental Studies

Phase I and Phase II ESA studies were conducted at the property by Horizon Environmental Corporation (Horizon) in September and November 2005. The studies were conducted for the City of Grand Rapids Brownfield Redevelopment Authority. The Phase I report indicated that at the time of the study, the first floor of the building was occupied by "In the Image", to display and distribute donated clothing. The remaining floors and basement were vacant. The Phase I ESA study identified the following REC:

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- Groundwater located at a site approximately 250 feet to the east-southeast is impacted by perchloroethylene (PCE) at a concentration above Michigan Generic Residential Cleanup Criterion. The subject property is situated at a lower elevation than the impacted site and is likely to be down-gradient with regard to the flow of ground water. Furthermore, this conclusion is supported by the results of ground water samples collected in 2003 from the property directly adjacent to the north of the subject property where PCE and vinyl chloride were detected in groundwater above Generic Residential Cleanup Criteria.

The Phase II ESA for the property consisted of advancing one GeoProbe soil boring within the alley on the west side of the building and obtaining one water sample from the sub-basement of the building. Reported subsurface conditions at the property consist of up to 10 feet of sands, underlain by native clays. Groundwater was encountered at approximately 9 feet below ground surface and coincides with the approximate depth of the water within the building. One water sample from the boring and one from the sub-basement were submitted to a laboratory of VOC analysis. The results of analytical testing indicated the presence of PCE and TCE in the groundwater sample collected from the soil boring at concentrations above MDEQ's Part 201 residential drinking water cleanup criteria and PCE in the water sample collect from the sub-basement at a concentration above MDEQ Part 201 residential groundwater surface water interface cleanup criteria.

Based on the results of previous analytical testing by Horizon, the subject property is considered a “*facility*” as defined by 1994 P.A. 451, Part 201, as amended. According to Section 1(1)(o) of Part 201, “facility means any area, place, or property where a hazardous substance in excess of the concentrations which satisfy the requirements of Section 20120a(1)(a) or (17) or the cleanup criteria for unrestricted residential use under Part 213 has been released, deposited, disposed of, or otherwise comes to be located. Facility does not include any area, place, or property at which response activities have been completed which satisfy the cleanup criteria for the residential category provided for in section 20120a(1)(a)

and (17) or at which corrective action has been completed under Part 213 which satisfies cleanup criteria for unrestricted residential use.”

5.3 Physical Setting Sources

The physical setting sources for the property were determined based on a review of readily available published information and visual observations made during the visual survey. As described in the following subsections, the physical setting includes topography, soil general geology, hydrology, hydrogeology, and related attributes.

5.3.1 Topography

Information on the topography of the subject property was obtained from the USGS “Grand Rapids West, Michigan” topographic map. Based on this map, the subject property exhibits a topography that generally slopes to the west with approximately 10 feet of topographic relief. The property has a USGS elevation of approximately 638 feet above mean sea level on the east side of the property.

5.3.2 Soil

According to the *USDA Soil Survey*, the near-surface soils (i.e., within the upper 60 inches) in the area are comprised of Plainfield sand.

5.3.3 Geology

According to published sources of generalized subsurface information, the geology of the area is characterized by about 32 to 100 feet of non-homogeneous glacial end moraines of fine-textured till, which is described as “gray, grayish brown or reddish brown, nonsorted glacial debris; matrix is dominantly clay, clay loam or silty clay loam texture, variable amounts of cobbles and boulders. Underlying these glacial deposits is the Michigan bedrock formation, which is comprised of shale and gypsum.

5.3.4 Hydrology

No surface water bodies were observed at or in the immediate vicinity (i.e., adjacent) of the subject property. Grand River is approximately 1/2 mile west of the site. According to the EDR report, which searched the FEMA database, the property is not located within a 100-year or 500-year flood zone.

5.3.5 Hydrogeology

Based on hydrogeological information from the EDR report, groundwater in the area is expected at approximately 10 to 26 feet below ground surface in the vicinity of the property. Groundwater flow is expected to be in a southwesterly direction towards the Grand River.

5.3.6 Oil and Gas Wells

According to information provided in the EDR report, no oil or gas wells are located at or in the immediate vicinity of the property.

5.4 Historical Use Information on the Property

In accordance to Section 8.3 of ASTM E 1527-05, a historical search was conducted to determine the previous uses of the property. Only historical sources, which could be reasonably ascertained and judged likely to be useful, were obtained and reviewed during the current study. The following sections present the results of the historical searches conducted during this study.

5.4.1 Information Provided by the Property Owner

NTH's Phase I ESA Owner's Questionnaire was completed by Mr. Robert Dykstra, agent for In the Image (current property owner). For ease of reference, the completed questionnaire is attached as Appendix C. According to Mr. Dykstra, In the Image has owned the property for the past eight years and the property was previously owned and occupied by Harris Furniture for 30 years. Mr. Dykstra indicated that the existing building was built in 1892, and the building is currently heated by natural gas and that in the past was heated by city steam.

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5.4.2 Local Governmental Agency Records

Records obtained from the City of Grand Rapids Assessor's website identified the property by Parcel No. 41-13-25-439-006 and its address as 107 Division Avenue S. Additionally, the records indicated that the property is approximately 10,725 square feet in size.

Local Building Department

Review of building and inspection records did not indicate any environmental concerns for the subject property.

5.4.3 City Directories

NTH reviewed historic address directories obtained from EDR in approximately five-year intervals dating back to 1909 (i.e., the date of the earliest directory) for the available property. The following table summarizes information on past property occupants.

107 (107-113) Division Avenue South	
Year	Occupant
1909	Address not listed
1914-1951	Harris Sample Furniture Co.
1956	Harris Sample Furniture Co., Brandt Hotel, and Nu-way Sales Co.
1961-1966	Harris Sample Furniture Co.
1970-1975	Vacant
1980-1985	Townhouse Furniture
1985-1990	Vacant
1994	In the Image
1999-2008	Address not listed

5.4.4 Sanborn Fire Insurance Maps

NTH retained EDR to conduct a search of Sanborn fire insurance maps for the property. Sanborn maps are primarily used by insurance companies to assess fire risks, and when available for a particular property, they can provide relevant information about the history of the property.

Twelve (12) maps covering the subject property and adjacent properties, dated 1888, 1895, 1912, 1913, 1948, 1950, 1953, 1964, 1967, 1968, 1984 and 1985 were provided by EDR. Copies of

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these maps are included in Appendix F. Our review of these maps indicates the following past property uses:

Year	Observed Features
1888	A building identified as George Brandt Co, Union Brewery, containing a malt floor and an unidentified tank, presumably for storing beer. Three unidentified buildings and an ice house are depicted on the western portion of the property and an alley on the southern portion of the property.
1895	A vacant building identified as Grand Rapids Brewing Co. Union Brewery with three outbuildings on the western portion of the property and an alley on the southern portion of the property.
1912	Existing eastern two thirds of the building with a parking lot on the western portion. The 1 st floor is identified as a furniture store, 2 nd floor as a lodge hall, and 3 rd floor as rooms.
1913	No coverage
1948	No coverage
1950	Existing building and identifying furniture on all floors and its address as 107, 109, 111, and 113 S. Division.
1953	No coverage
1964	No coverage
1967	Similar features depicted on the 1950 Sanborn map.
1968	No coverage
1984	Similar features depicted on the 1950 Sanborn map.
1985	No coverage

5.4.5 Aerial Photographs

NTH obtained copies of historical aerial photographs dated 1938, 1950, 1960, 1967, 1978, 1993, 1997 and 2005 from EDR. These aerial photographs were reviewed to determine past uses and changes in surface features that might indicate possible environmental concerns.

The scales on the aerial photographs range from 1" = 100' to 1" = 600'. Thus, certain photographs, particularly those with larger scales, did not clearly identify all the surface features at the property. Review of the referenced aerial photographs is summarized in the following table:

Year	Scale	Features
1938	1" = 500'	Existing building.
1950	1" = 500'	Similar features as depicted in the 1938 aerial photograph
1960	1" = 500'	Similar features as depicted in the 1938 aerial photograph
1967	1" = 500'	Similar features as depicted in the 1938 aerial photograph
1978	1" = 600'	Similar features as depicted in the 1938 aerial photograph
1993	1" = 600'	Similar features as depicted in the 1938 aerial photograph
1997	Unknown	Similar features as depicted in the 1938 aerial photograph
2005	1" = 505'	Similar features as depicted in the 1938 aerial photograph

5.4.6 USGS Topographic Maps

Historical USGS topographic maps for “Grand Rapids, Michigan” dated 1914 “Grand Rapids West, Michigan” dated 1967, 1972, 1981, and 1996 were reviewed to determine past uses of or changes in the property. The referenced maps depict the property in the general urban setting of the City of Grand Rapids and do not depict any specific features such as buildings on the property.

5.4.7 Past Use Summary

The historical research to determine the past uses of the property was conducted in accordance with Section 8.3 of the ASTM Practice E 1527-05. The following table summarizes the past uses of the property:

Year	Property Uses	Sources
1888 – 1895	Commercial / Industrial Brewery	Review of Historical Sanborn maps
1912-1966	Commercial Furniture store and lodge hall	Review of historical Sanborn maps, aerial photographs, topographic maps, street address directories and previous environmental study.
1970-1975	Vacant	Review of Historical street address directories
1980-1985	Commercial Furniture store	Review of historical Sanborn maps, aerial photographs, topographic maps, street address directories and previous environmental study.
1985-1990	Vacant	Review of street address directories
1991 -2005	Clothing store	Review of historical Sanborn maps, aerial photographs, topographic maps, street address directories and previous environmental study.
2006-Current	Vacant	Review of historical Sanborn maps, aerial photographs, topographic maps, street address directories, previous environmental study, interviews, and visual observations.

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5.5 Historical Use Information on Adjoining Properties

Past uses of adjacent properties, as determined through a review of the previously referenced historical Sanborn maps (SM) and City Directories (CD) are as follows:

Year / Source	North	East (across Division Ave.)	South	West
1888 / SM	Wholesale groceries and Commercial College	Meat packing, stores and Carriage Repository	Bottling works and stores	Beer and ice storage
1895 / SM	Tin shop and stores	Meat packing, stores and Carriage Repository	Stores	Northern Ice Co.
1909 / CD	No address listed	No address listed	No address listed	No address listed
1912 / SM	Picture framing, plumbing and stores	No information provided	Stores	Coliseum
1913 / SM	No information provided	Meat packing and Austin Auto Co.	No information provided	No information provided
1914 / CD	Residence, apartments, Grand Union Tea Co., and vacant	Residences, restaurant, and Austin Auto Co.	Holiness Mission	No information provided
1919 / CD	Packing House Market, grocery, apartments, and clothing store	Restaurant, Austin Auto Co., Boomhower Auto, cigars, barber, and vulcanizing	Holiness Mission	No information provided
1923 / CD	GR Trunk Co., grocery, apartments, and clothing store	Residences, restaurant, auto tires, lighting supplies, barber, and vulcanizing	HF Ryskamp Market (meats)	No information provided
1928 / CD	Great A & P Tea Co., apartments, clothing store and vacant	Furniture Co. and lighting equipment	HF Ryskamp Market (meats) and residence	No information provided
1932 / CD	Great A & P Tea Co., apartments, and clothing store	Furniture Co. and lighting equipment	HF Ryskamp Market (meats) and jeweler	No information provided
1936 / CD	Furniture Co., cleaning compound manufacturer, Nu-Enamel paints, apartments, and clothing store	Furniture Co.	Elite Sandwich Shop and vacant	No information provided
1941 / CD	Furniture Co., apartments, clothing store and vacant	WJ Dykstra Co. (wholesale variety goods)	Elite Sandwich Shop	No information provided
1946 / CD	Furniture Co., shoe repair and shinning, apartments, and clothing store	WJ Dykstra Co. (wholesale variety goods) and Sherwin Williams Paint Co.	Pappas Angel (restaurant) and residence	No information provided
1948 / SM	No information provided	Paint store	No information provided	No information provided
1950 / SM	Stores and apartments	No information provided	Stores	Truck sales and service and Rollerskating

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Year / Source	North	East (across Division Ave.)	South	West
1951 / CD	Furniture Co., Zitton Cleaners, Glenhaven Hotel, and clothing store	WJ Dykstra Co. (wholesale variety goods) and vacant	Pappas Angel (restaurant) and residence	No information provided
1953 / SM	No information provided	Stores and apartments	No information provided	No information provided
1956 / CD	Handicapped Industries of MI, bridal shop, hotel and clothing store	Restaurant Supplies and clothing store	Pappas Angel (restaurant) and residence	No information provided
1961 / CD	Guiding Light Mission, Hotel and vacant	Restaurant Supplies and vacant	Elite Café and residence	No information provided
1964 / SM	No information provided	Stores and empty lot	No information provided	No information provided
1966 / CD	Guiding Light Mission, Hotel, general merchandise and vacant	Restaurant Supplies	Elite Café and vacant	No information provided
1967 / SM	Stores and apartments	No information provided	Stores	Parking garage
1968 / SM	No information provided	Stores and empty lot	No information provided	No information provided
1970 / CD	Hotel, general merchandise and vacant	Restaurant Supplies	Elite Café and vacant	No information provided
1975 / CD	Guiding Light Mission, Hotel, Beelan's Surplus, and general merchandise	Restaurant Supplies	Elite Café and vacant	No information provided
1980 / CD	Beelan's Surplus, general merchandise and vacant	Restaurant Supplies	Elite Café and vacant	No information provided
1984 / SM	Stores and apartments	No information provided	Stores and restaurant	Parking garage
1985 / CD & SM	Photography and business machine repair	Restaurant Supplies and empty lot	Elite Café and vacant	No information provided
1990 / CD	Vacant	Restaurant Supplies	Elite Café and vacant	No information provided
1994 / CD	Enclave Café and Vacant	Restaurant Supplies	Elite Café and vacant	No information provided
1999 / CD	No Return	Residence	Not Listed	No information provided
2003 / CD	No Return	Not Listed	No Return	No information provided
2008 / CD	Not Listed	Calvin College	Beveridge Erectors Inc.	No information provided

6.0 SITE RECONNAISSANCE

A site reconnaissance of the property was conducted to observe for surface features indicative of potential environmental concerns or RECs.

6.1 Methodology and Limiting Conditions

A visual survey of the property was conducted on February 4, 2009 by Ms. Paula Steiner and Mr. Brian Trent of NTH. Mr. Dykstra provided access to the building.

During the survey, the property was observed for evidence of potential environmental concerns or RECs such as stressed vegetation, stained surface soil, and improper waste disposal practices. Furthermore, land use in the immediate vicinity of the property was also determined.

The visual survey was conducted by walking the interior of the building and the perimeter of the property where accessible. The following limiting conditions were encountered during the site reconnaissance:

- The roof of the building was not accessed.
- The presence of stored items and debris obscured observations of surface features inside the building.
- The visual survey of the interior of the building was conducted using a flashlight due to the lack of electricity, which limited visual observations inside the building.
- The sub-basement was not accessed.

6.2 General Site Setting

The property is located in a mixed commercial and light-industrial use area of Grand Rapids, Michigan. A map showing the location of the property is presented as Figure 1 in Appendix A of this report. The approximate configuration of the property along with prominent surface features observed by NTH during the recent site visit, are shown on Figure 2 included in Appendix A. This plan was prepared from an aerial photograph obtained from Regional Geographic Information System and should be considered as a preliminary reference drawing and not a legal boundary survey.

Color photographs of the property taken during the visual survey are included in Appendix B.

6.3 Exterior Observations

6.3.1 General Observations

The property contains a three-story commercial building with basement and sub-basement. The building is surrounded on three sides by adjacent buildings, except for the middle portion of the south side which is adjacent to a parking lot. There is a narrow alley between the building and the adjacent buildings to the west. The east side of the building is adjacent to Division Avenue South and contains a sidewalk and parking lane (Photograph No. 1).

NTH personnel did not observe evidence of RECs on the exterior portions of the property during our site reconnaissance on February 4, 2009.

6.3.2 Storage Tanks

NTH did not observe any visual evidence of the presence of aboveground storage tanks (ASTs) or underground storage tanks (USTs) at the property.

6.3.3 Polychlorinated Biphenyls (PCBs)

The subject property was surveyed to identify liquid-cooled electrical units, such as transformers and capacitors. These types of units are of possible concern because they may be potential PCB sources. PCB units may subject the owner/operator to various regulatory

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requirements under Toxic Substances Control Act (TSCA). The release of PCB fluids or their combustion products (in case of spill or fire) are potential environmental liabilities and may require costly remediation. NTH did not observe transformers or capacitors on the property.

6.4 Interior Observations

A walk-through survey of the accessible portions of the existing building was performed to observe interior conditions.

6.4.1 General Observations

The interior portion of the commercial building contained large open spaces on the first floor (Photographs Nos. 2 and 4). The second floor had some open spaces and many smaller rooms. The large room on the west side of the building had flaking paint that most likely contains lead (Photograph No. 6). There was also some deteriorated cement-board type material that could contain asbestos (Photograph No. 7). The center of the second floor contained a large open area that was formerly used for a ballroom (Photograph No. 9). The eastern third of the second floor contained smaller rooms that were connected by hallways (Photograph No. 8). The third floor contained smaller rooms similar to the second floor with the center section being a mezzanine that overlooks the second floor ballroom. There were portions of the second and third floors that had ceiling paper and floor tiles that may be made of asbestos-containing materials (Photograph Nos. 11 and 12).

Chemical use and storage was observed on the first and second floors that consisted of mostly one gallon-sized paint cans (Photograph No. 2). On the third floor there were three pails of roof tar. Throughout the building there were hundreds of small containers including cans of paint, primer, varnish, cleaners, enamel, etc. The basement contained the largest number of chemical containers as well as car batteries and tires. One 55-gallon drum of carpet and upholstery protector concentrate with some contents remaining (Photograph No. 16) was observed in the basement. No evidence of staining was observed on the floor near the drum.

The floor of the basement on the northeast side had uneven settling (Photographs Nos. 17

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through 19). Suspect asbestos-containing materials were observed on wrapped pipes in the basement (Photograph No. 20). The approximate number of linear feet observed was 4 times the width of the building and one times the length. The southeastern part of the basement exhibited a strong musty/moldy smell. No evidence of improper chemical use or storage was observed, and no evidence of staining or spills was noted during the visual survey.

No visual evidence of RECs was noted in the surveyed portions of the buildings on February 4, 2009.

6.4.2 Fluorescent Lights

Fluorescent light ballasts manufactured prior to 1979 may contain small quantities of PCBs. However, even if the ballasts do contain PCBs, small capacitors (i.e., ballasts) can be disposed of as municipal solid waste (40 CFR Part 761.60(b)(ii)) as long as they are not leaking. Several older ballast were observed (Photograph No. 10). During the current study, fluorescent light ballasts within the structures were not accessed to determine their PCB status.

7.0 INTERVIEWS

Interviews were conducted with various individuals to determine historical uses of the property and to determine environmental concerns associated with the property.

7.1 Interview with Owner

Mr. Robert Dykstra, acting as a representative of the current owner, was unaware of any environmental concerns associated with the property.

7.2 Interview with Site Manager

Refer to 7.1.

7.3 Interviews with Occupants

The property is unoccupied.

7.4 Interviews with Local Government Officials

Information obtained from local government offices is described in appropriate sections throughout this report.

8.0 FINDINGS AND OPINIONS

The property contains a vacant three-story commercial building with a basement and sub-basement. The eastern two-thirds of the building was constructed in the early 1900's. A building addition was constructed to the west side of the building between 1912 and 1938. The building was historically used for a lodge hall and furniture store.

In November 2005, Horizon conducted a Phase II ESA at the property to evaluate RECs identified during their Phase I ESA. The Phase II study was comprised of advancing one soil boring in the alley on the west side of the building and collecting a water sample from the sub-basement of the building. A groundwater sample from the boring and a water sample from the sub-basement were collected and submitted to a laboratory of VOC analysis. The results of analytical testing indicated the presence of PCE and TCE in the groundwater sample collected from the soil boring at concentrations above MDEQ's Part 201 residential drinking water cleanup criteria and PCE in the water sample collect from the sub-basement at a concentration above MDEQ Part 201 residential groundwater surface water interface cleanup criteria.

Based on the results of previous analytical testing by Horizon, the subject property is considered a "*facility*" as defined by 1994 P.A. 451, Part 201, as amended.

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Review of historical Sanborn maps for the property and surrounding area identified several historical sites of potential environmental concern in the immediate vicinity of the subject property. Additionally, review of MDEQ records identified several nearby sites with known soil and groundwater contamination and the presence of a TCE groundwater plume in the area of the property; thus, the nearby identified sites are considered offsite sources of environmental concerns.

The property was formerly occupied as a brewery between at least 1888 and 1895. Data failure was experienced in determining uses of property prior to 1988 (i.e., the date of the earliest historical data available) since no information on past manufacturing activities could be readily determined. However, in our opinion, the data failure/data gaps are not significant to change the conclusion of this report.

No Historical RECs (HRECs) or *De Minimis* conditions were identified during the current study.

In conclusion, an additional environmental investigation, in the form of a Phase II ESA, is recommended to evaluate the RECs at the property, which were identified during this Phase I ESA study.

9.0 CONCLUSIONS

NTH has performed a *Phase I Environmental Site Assessment* in conformance with the scope and limitations of ASTM Practice 1527-05 of the 107 Division Avenue South Property. Any exceptions to, or deletions from, this practice is described in appropriate sections throughout this report. This assessment has revealed no evidence of *recognized environmental conditions* in connection with the property, except the following:

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- Based on the results of a previous subsurface environmental study, the property is a “*facility*” as defined by 1994 P.A. 451, Part 201, as amended.
- Review of available sources indicated groundwater contamination in the area of the property and several historical sites of potential environmental concern. No additional information pertaining to the sites is available at the present time.

10.0 DEVIATIONS

No deviations, deletions or additions from the current ASTM practice, except those noted in Section 9.0, were made during performance of this study.

11.0 ADDITIONAL SERVICES

No non-ASTM scope items were addressed during the current study.

12.0 REFERENCES

- 1) American Society for Testing and Materials (ASTM) Designated: E 1527-05 – Standard Practice for Environmental Site Assessment: Phase I Environmental Site Assessment Process.
- 2) Environmental Data Resources, Inc. (EDR):
 - EDR Radius Map with GeoCheck;
 - EDR City Directories;
 - EDR USGS Topographic Maps;
 - The EDR Sanborn Map Report; and
 - The EDR- Aerial Photography Print Services
- 3) Department of Geology, College of Arts and Sciences, Western Michigan University - Hydrogeologic Atlas of Michigan
- 4) City of Grand Rapids website
- 5) Kent County Health Department

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- 6) MDEQ Remediation and Redevelopment Division website (Environmental Liens)
- 7) Various MDEQ environmental reports prepared by others
- 8) Phase I and Phase II ESAs prepared by Horizon
- 9) Grand Rapids Fire Department
- 10) MDEQ Waste and Hazardous Materials Division and Remediation and Redevelopment Division records
- 11) Grand Valley Metropolitan Council/Regional Geographic Information System

13.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONAL

The field investigation for the Phase I ESA was performed by Ms. Paula Steiner and Mr. Brian Trent of NTH Consultants Ltd. The Phase I ESA report was authored by Ms. Steiner and Mr. Trent of NTH, and was reviewed by Mr. Brian Smits of NTH. Mr. Smits served as the Environmental Professional on this project, and his resume is included in Appendix E.

EP Declaration

I declare that, to the best of my professional knowledge and belief, I meet the definition of *Environmental Professional* as defined in §312.10 of 40 CFR 312 and I have the specific qualifications based on education, training, and experience to assess a *property*. I have developed and performed the all appropriate inquiries in general accordance with the standards and practices set forth in ASTM Practice E1527-05, which is consistent and compliant with 40 CFR Part 312.

Brian S. Smits, P.E.
Senior Vice President

Report on:

**Phase I Environmental Site Assessment
123 Divisions Avenue South
Grand Rapids, Michigan**

Prepared for:

**Harrison Lofts, LLC
Grand Rapids, Michigan**

**NTH Project No. 74-090095-01
June 29, 2010**

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**Report on Phase I Environmental Site Assessment
123 Division Avenue South
Grand Rapids, Michigan**

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**Report on Phase I Environmental Site Assessment
123 Division Avenue South
Grand Rapids, Michigan**

1.0 EXECUTIVE SUMMARY

This report presents the results of a Phase I Environmental Site Assessment (ESA) for 123 Division Avenue South Property in Grand Rapids, Michigan. The property is approximately 0.11 acres in size and contains one vacant three-story commercial building.

The Phase I ESA study was performed in general accordance with the scope and limitations of American Society for Testing and Materials (ASTM) Practice E 1527-05. This assessment has revealed the following evidence of recognized environmental conditions (RECs) in connection with the property:

- Neighboring properties are documented facilities and thereby have contamination. It is possible the contamination is migrating onto the subject property.

The Executive Summary should not be reviewed separately from the remainder of the report. The Executive Summary provides an overview and is not a substitute for a through review of the entire report.

2.0 INTRODUCTION

NTH Consultants, Ltd. (NTH) was retained by Harrison Lofts, LLC to perform a Phase I Environmental Site Assessment (ESA) of the 123 Division Avenue South property located in Grand Rapids, Michigan. A map showing the location of the property is included as Figure 1 in Appendix A.

NTH conducted this Phase I ESA study in general accordance with the scope and limitations of American Society for Testing and Materials (ASTM) Practice E 1527-05, entitled: “Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.”

2.1 Purpose

The objective of the Phase I ESA was to provide the authorized users of this report with an independent opinion regarding recognized environmental conditions, if any, associated with the property. According to ASTM Practice E 1527-05, Section 1.1.1, the term *recognized environmental condition* (REC) means the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include *de minimis* conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be *de minimis* are not recognized environmental conditions.

2.2 Detailed Scope of Services

This Phase I ESA study included the following scope of services:

- A visual survey of the property and accessible portions of the existing buildings was performed to identify areas of potential environmental concerns or RECs. Color photographs were taken to document site conditions at the time of the site reconnaissance. These photographs are presented in Appendix B and are referenced by number in the text of the report.
- The neighboring properties were visually observed to assess whether surface conditions or activities on these properties may have an adverse environmental impact on the property. An attempt was made to determine the previous uses of the adjacent properties through review of information compiled during the Phase I ESA.
- An approximately 120-year or greater land use history of the property was developed.
- Readily available published information was collected and reviewed relating to general geology, hydrogeology and topographic setting for the property.
- A regulatory agency file search was performed to identify Federal and State-listed sites of known or potential environmental concerns located within the minimum search distances from the property, as specified in the ASTM Practice E 1527-05.
- Local governmental agency personnel were contacted to determine their knowledge of reported environmental incidents at or in the immediate vicinity of the property.
- The information developed during this study was evaluated and this report was prepared.

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This assessment did not include any sampling or testing of soil, groundwater or other on-site materials from the property or buildings.

2.3 Significant Assumptions

During the course of this study, various documents and other information published by and obtained from private organizations, as well as Municipal, State and Federal regulatory agencies have been relied upon. No independent verification or confirmation of the accuracy of this information has been performed. Additionally, information provided by the property owner and our client was presumed to be factual, unless written documentation was available indicating otherwise.

2.4 Limitations and Exceptions

The evaluations and opinions presented in this report have been made to assist the client in making a reasonable assessment of risk with respect to the presence of possible environmental concerns at the property. This study has been performed in accordance with a standard of care and diligence, which is considered to be representative of the local environmental engineering practice at the present time.

The evaluations and opinions presented in this report are based on the scope of services defined herein, and should not be misconstrued as those pertaining to a formal environmental compliance audit. The results of this investigation cannot be construed as a certification of the absence of any contaminants on the property, but rather a diligent and prudent review of available data within an established work scope, and time and budgetary constraints.

Limiting conditions encountered during the performance of the Phase I ESA are described in appropriate sections of this report.

2.5 Special Terms and Conditions

The services for this Phase I ESA were performed in accordance with the provisions of NTH's contract with the City of Grand Rapids.

2.6 User Reliance

This report is intended for the exclusive use of the City of Grand Rapids and Harrison Lofts, LLC. This report presents NTH's opinion of the property as of this date, based on the results of this study and on the information provided during the course of the study. The results of this study may not be relied upon by parties other than those identified above without the prior knowledge and written consent of NTH.

3.0 SITE DESCRIPTION

3.1 Location and Legal Description

The property is located in the Southeast ¼ of Section 25, Township 7 North, Range 12 West, Kent County, Grand Rapids, Michigan. A map showing the location of the property is presented as Figure 1 in Appendix A of this report.

The legal description of the property, obtained from City of Grand Rapids website is also included in Appendix A.

3.2 Site Vicinity and Characteristics

The property is located in a mixed commercial and light industrial use area, which is serviced by the municipal potable water supply and sanitary sewer systems provided by City of Grand Rapids, as well as natural gas and electric utilities.

3.3 Description of Structures, Roads and Other Improvements

The property contains one structure. The commercial structure is a three-story, building with a basement. The footprint of the building is approximately 3,300 square feet. The west third of the site contains a parking lot. The site is bordered on the east by Division Avenue.

3.4 Current Uses of the Property

The building is currently vacant.

3.5 Current Uses of Adjoining Properties

NTH conducted a visual survey of the adjacent properties to identify off-site sources that might environmentally impact the subject property. The adjacent properties were observed and identified from the boundaries of the subject property and readily accessible public rights-of-way. Observed land uses in the immediate vicinity of the property are listed below:

Locations	Features	Environmental Concerns
North	Commercial Building	None noted
East, across Division	Commercial buildings and parking lot	None noted
South	Commercial building	None noted
West	Commercial building	None noted

For ease of reference, the locations of above-mentioned properties are shown on Figure 2 in Appendix A.

4.0 USER PROVIDED INFORMATION

NTH's Phase I ESA User's Questionnaire was completed by Mr. Craig VanderLende, Owner. A copy of the completed questionnaire is included as Appendix C.

4.1 Title Records

Title records for the property were not provided to us during the current study. Instead, NTH used other sources (i.e., historical aerial photographs, topographic maps, review of municipal records, interviews, review of previous environmental studies, etc.) to determine historical uses of the subject property.

4.2 Environmental Liens and Activity Use Limitations

The user of this report did not provide any information that would identify any environmental liens or activity use limitations in connection with the property.

Information obtained from Michigan Department of Environmental Quality (MDEQ) Remediation and Development Division website indicated that no environmental liens are recorded against the property as of November 3, 2008.

4.3 Specialized Knowledge

The user of this report did not provide any specialized knowledge indicative of RECs at the property.

4.4 Commonly Known or Reasonably Ascertainable Information

The user of this report did not provide any information that would identify any commonly known or reasonably ascertainable information from the local community regarding potential RECs in connection with the property.

4.5 Valuation Reduction for Environmental Issues

The user did not identify any significant reduction in the purchase price of the property in relationship with the fair market value of the property.

4.6 Owner, Property Manager and Occupant Information

The property is currently owned by Mr. Craig VanderLende. The property is currently unoccupied.

4.7 Reason for Performing the Phase I ESA

The reason for performing the Phase I ESA was to provide the authorized users of this report with an independent evaluation of the environmental risks associated with the subject property and to qualify for a limited liability protection to the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) liability.

5.0 RECORDS REVIEW

NTH reviewed various records to determine 1) the potential risk to the property from on-site and offsite sources of environmental concern; 2) the local geology and hydrogeology of the area; 3) historical uses of the property; and 4) historical uses of adjacent properties. These records were reviewed to help identify RECs, if any, associated with the property.

NTH reviewed readily available regulatory information to assess the possible risk for environmental liabilities at the subject property from regulatory action, hazardous material spills, or documented hazardous waste disposal at the subject property or nearby properties (i.e., properties located within ASTM-specified search distances from the subject site). This information was obtained from: (1) a review of information included in the EDR-Radius Map report for the subject property, and (2) a review of information obtained from the local environmental health and fire departments (see Section 5.2).

5.1 Standard Environmental Record Sources

Environmental Data Resources, Inc. (EDR), a private environmental information agency, was retained to perform a regulatory agency database search to evaluate the possible presence of

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federal and state-listed sites of known or potential environmental concerns that may be located within the minimum search distances from the property. As specified in Section 8.2.1 of ASTM Practice E 1527-05, search distances for various record sources generally range from adjacent sites to sites located up to one mile away. A list of the state and federal databases researched by EDR for the current study, along with the respective search distances and a brief description of each database are presented in the EDR report. For ease of reference, the entire EDR report, dated February 3, 2009, is included in Appendix D of this report.

The EDR report identified 168 sites, of which 148 sites were plotted on a street map and 20 sites were listed as “orphan sites.” The orphan sites could not be plotted by EDR on a map due to lack of proper addresses or other pertinent information required for precise computer plotting, and as such could only be located within the city, county or zip code area of the subject property.

Following review of the EDR report, a drive-through reconnaissance of the area was conducted to confirm the locations of the plotted sites and to locate the orphan sites. Specific attention was given to the EDR-identified sites located in close proximity (i.e., less than one-eighth of a mile) to the property. There were 29 sites identified within one-eighth of a mile of the property.

Based on review of several environmental studies conducted in the vicinity of the property, subsurface conditions in the area consist of up to 10 feet of sand underlain by clayey soils. Shallow groundwater is typically encountered above the clay unit and flows in a west to northwest direction. Soil and groundwater water contamination has been identified in the area of the subject property. Therefore, for the purpose of this report the EDR-identified site within the immediate vicinity (i.e. 200 feet) of the subject property are listed below.

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- **Douglas J Housing LLC (138 Commerce Avenue SW):** This site is located approximately 25 feet southwest of the property, and is listed in the Resource Conservation and Recovery Act, Non-Generator (RCRA-NonGen) database, indicating that the site does not presently generate hazardous waste. According to the EDR report, no compliance violations have been issued against this site. This site is also listed in the Baseline Environmental Assessment (BEA) databases. A BEA is a report, which indicates that it is a site of environmental contamination with soil and/or groundwater contamination levels above generic residential cleanup criteria. BEAs provide new owners/operators of sites of known contamination exemption from liability for existing contamination at a site at the time of purchase/occupancy.

The MDEQ file for this site indicated contamination in the soil at this property. A total of three known BEAs were reported for the site. The first two were completed by Rose & Westra, Inc. in April 1998 and January 1999, respectively. A superficial soil sample was taken and analyzed for the Michigan Ten (M-10) Metals and polynuclear aromatic hydrocarbons (PNAs). Concentrations of lead and phenanthrene were detected above Michigan's Generic Groundwater Protection criteria. Levels of arsenic and other PNAs were detected above Michigan's Generic Direct Contact criteria. The third BEA, prepared by PM Environmental, Inc. (PME) and dated November 2003, collected six (6) soil samples and analyzed them for volatile organic compounds (VOCs), PNAs and M-10 metals. The results of the analysis indicated the presence of toluene, ethylbenzene, xylenes and arsenic in the soil that exceeded Residential DWP and/or DC cleanup criteria. Based upon the likely groundwater flow direction away from the subject property, this site is not considered an offsite source of potential environmental concern.

- **120 Division Avenue S:** This site is located directly across Division Avenue to the east of the subject property, and is listed in the BEA database.

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MDEQ records for this site contained a BEA prepared by Earth Tech and dated November 2003. The results of the analysis indicated the presence of several metals, VOCs, and PNAs in the soils at concentrations greater than residential Drinking Water Protection (DWP) criteria, groundwater/surface water interface (GSI) protection criteria, and Residential Direct Contact (DC) criteria as shown below.

DWP criteria	GSI criteria	DC criteria
Chromium, lead, and tetrachloroethylene (PCE)	Naphthalene, acenaphthene, fluorene, phenanthrene, fluoranthene, barium, chromium, mercury, selenium, and zinc	Benzo(a)anthracene, benzo(b)fluoranthene, benzo(a)pyrene, indeno(1,2,3-cd)pyrene, dibenzo(a,h)anthracene, arsenic and lead

Based upon the likely groundwater flow direction toward the subject property, this site is considered an offsite source of potential environmental concern.

- **122 Division Avenue S:** This site is approximately 100 feet southeast of the subject property, and is listed in the Baseline Environmental Assessment (BEA) database.

The MDEQ file for this site contained a BEA, prepared by BLDI Environmental and Safety Management and (BLDI) dated November 2001. The BEA indicated that soil near the back door of the former ink manufacturing building was found to be contaminated. The results of the analysis of the soil sample indicated the presence of diesel range organics (DROs) and benzo(a)pyrene in the soils at concentrations greater than generic residential criteria. Because the impact appears to be limited to the soil, this site is not considered an offsite source of potential environmental concern.

- **104/106 Division Avenue S:** This site is approximately 110 feet northeast of the subject property across Division Avenue, and is listed in the BEA database.

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MDEQ records for this site contained a BEA prepared by Earth Tech Inc. (Earth Tech) dated November 2003. The reports indicate that Earth Tech conducted the on-site investigation on October 17, 2003, which consisted of advancing one hand auger boring. A groundwater sample was taken from a sump in the basement. The soil sample and groundwater sample were collected and submitted to a laboratory for VOCs (groundwater only), PNAs, and M-10 metals. Results of analytical testing indicated the presences of several metals (i.e., arsenic, cadmium, chromium, copper, lead, selenium, and zinc) in the soil samples at concentrations above MDEQ's Part 201 residential criteria. The results of groundwater indicated the presence of perchloroethylene (PCE) at concentrations above Part 201 residential criteria. The report indicates that the possible source of the contamination is a dry cleaner formerly at 121 Sheldon Blvd SE. Based on review of MDEQ records, this site is considered as an offsite source of potential environmental concern.

- **107-115 Division Avenue S:** This site is approximately 70 feet north of the subject property. This site was not listed in the EDR radius report however; through a concurrent Phase I ESA conducted by NTH, previous Phase I and II ESA reports were discovered for the property.

The Phase I and Phase II ESA studies were conducted at the property by Horizon Environmental Corporation (Horizon) in September and November 2005. The studies were conducted for the City of Grand Rapids Brownfield Redevelopment Authority. The Phase I report indicated that at the time of the study, the first floor of the building was occupied by "In the Image", to display and distribute donated clothing. The remaining floors and basement were vacant. The Phase I ESA study identified the following REC:

- Groundwater located at a site approximately 250 feet to the east-southeast is impacted by PCE at a concentration above Michigan Generic Residential Cleanup Criterion.

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The subject property is situated at a lower elevation than the impacted site and is likely to be down-gradient with regard to the flow of ground water. Furthermore, this conclusion is supported by the results of ground water samples collected in 2003 from the property directly adjacent to the north of the subject property where PCE and vinyl chloride were detected in groundwater above Generic Residential Cleanup Criteria.

The Phase II ESA for the property consisted of advancing one GeoProbe soil boring within the alley on the west side of the building and obtaining one water sample from the sub-basement of the building. Reported subsurface conditions at the property consist of up to 10 feet of sands, underlain by native clays. Groundwater was encountered at approximately 9 feet below ground surface and coincides with the approximate depth of the water within the building. One water sample from the boring and one from the sub-basement were submitted to a laboratory of VOC analysis. The results of analytical testing indicated the presence of PCE and TCE in the groundwater sample collected from the soil boring at concentrations above MDEQ's Part 201 residential drinking water cleanup criteria and PCE in the water sample collect from the sub-basement at a concentration above MDEQ Part 201 residential groundwater surface water interface cleanup criteria. Based on review of in-house records, this site is considered as an offsite source of potential environmental concern.

- **101 Division Avenue S:** This site is approximately 140 feet north of the subject property, and is listed in the BEA database.

MDEQ file for this site contained a BEA prepared by Horizon Environmental Corporation (Horizon) and dated August 2007. The reports indicate that Horizon conducted a Phase II in June 2007, which consisted of advancing two GeoProbe® borings and three hand auger borings to maximum depths of 16 feet below ground

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surface (bgs). Reported subsurface conditions encountered at the site consist of up to six feet of fill described as brown to black silty sand underlain by black silt and clay with peat up to 8.5 feet bgs. Beneath this layer was gray silty clay to the termination depths of the borings. Groundwater in was encountered in both of the GeoProbe® borings at approximately 9 feet bgs. Soil samples and a groundwater sample were collected and submitted to a laboratory for volatile organic compounds (VOCs), polynuclear aromatics hydrocarbons (PNAs), polychlorinated biphenyls (PCBs), and “Michigan 10” heavy metals. Results of analytical testing indicated the presences of several heavy metals (i.e., arsenic, chromium, lead, mercury, selenium and zinc) and tetrachloroethylene (PCE) and trichloroethylene (TCE) in the soil samples at concentrations above MDEQ’s Part 201 residential criteria. The results of groundwater analysis indicated the presence of cis-1,2-dichloroethene and vinyl chloride (VC), but below Part 201 resident criteria. However, during a Phase II conducted in 2003, PCE and VC was detected at above Part 201 residential criteria. The report indicates that the possible sources of the contamination as onsite historic fill and a former dry cleaners located nearby. Based on review of MDEQ records, this site is considered as an offsite source of potential environmental concern.

- **121 Sheldon Avenue SE:** This site is located approximately 200 feet east of the subject property and is listed in the State Hazardous Waste Site (SHWS) and BEA databases.

MDEQ records for this site contained a BEA prepared by Sierra Geological and Environmental Consultants, Inc. (Sierra) and dated November 2003. Sierra performed a Phase II ESA in August 2003. The reports indicate that Sierra conducted a Phase II in August 2003, which consisted of five hand auger borings. Five soil samples collected and submitted to a laboratory for analysis of VOCs, PNAs, PCBs, and M-10 metals. Results of the analysis indicated the presence arsenic, mercury, 2-butanone (MEK), PCE, and TCE in the soils at concentrations greater than generic residential cleanup criteria developed by the MDEQ as part of Part 201. Based on review of MDEQ records and due

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to the lack of groundwater information, this site is considered as an offsite source of potential environmental concern.

- **101 Sheldon Boulevard SE:** This site is located approximately 200 feet northeast of the subject property, and is listed in the BEA database.

MDEQ records for this site contained a BEA prepared by Fishbeck, Thompson, Carr & Huber, Inc. (FTC&H) and dated September 2002. The results of the analysis indicated the presence of PCE at a concentration exceeding generic residential DWP and GSI criteria. The report identified the likely source on the PCE as a former dry cleaners located to the east and more recently to the south. Based on review of MDEQ records, this site is considered as an offsite source of potential environmental concern.

5.2 Additional Environmental Record Sources

Local Health Department

Information obtained from the Kent County Environmental Health Department indicated that they have no records for the property.

Local Fire Department

City of Grand Rapids Fire Department files were available at both the Fire Department's administrative office and the City of Grand Rapids Public Archives. Information contained within the files pertained to inspections, and did not provide records or information related to environmental concerns associated with the subject property.

5.3 Physical Setting Sources

The physical setting sources for the property were determined based on a review of readily available published information and visual observations made during the visual survey. As described in the following subsections, the physical setting includes topography, soil general geology, hydrology, hydrogeology, and related attributes.

5.3.1 Topography

Information on the topography of the subject property was obtained from the USGS “Grand Rapids West, Michigan” topographic map. Based on this map, the subject property exhibits a topography that generally slopes to the west with approximately 10 feet of topographic relief. The property has a USGS elevation of approximately 638 feet above mean sea level on the east side of the property.

5.3.2 Soil

According to the *USDA Soil Survey*, the near-surface soils (i.e., within the upper 60 inches) in the area are comprised of Plainfield sand.

5.3.3 Geology

According to published sources of generalized subsurface information, the geology of the area is characterized by about 32 to 100 feet of non-homogeneous glacial end moraines of fine-textured till, which is described as “gray, grayish brown or reddish brown, nonsorted glacial debris; matrix is dominantly clay, clay loam or silty clay loam texture, variable amounts of cobbles and boulders. Underlying these glacial deposits is the Michigan bedrock formation, which is comprised of shale and gypsum.

5.3.4 Hydrology

No surface water bodies were observed at or in the immediate vicinity (i.e., adjacent) of the subject property. The Grand River is approximately 1/2 mile west of the site. According to the EDR report, which searched the FEMA database, the property is not located within a 100-year or 500-year flood zone.

5.3.5 Hydrogeology

Based on hydrogeological information from the EDR report, groundwater in the area is

expected at approximately 10 to 26 feet below ground surface in the vicinity of the site. Groundwater flow is expected to be in a southwesterly direction towards the Grand River.

5.3.6 Oil and Gas Wells

According to information provided in the EDR report, no oil or gas wells are located at or in the immediate vicinity of the property.

5.4 Historical Use Information on the Property

In accordance to Section 8.3 of ASTM E 1527-05, a historical search was conducted to determine the previous uses of the property. Only historical sources, which could be reasonably ascertained and judged likely to be useful, were obtained and reviewed during the current study. The following sections present the results of the historical searches conducted during this study.

5.4.1 Information Provided by the Property Owner

NTH's Phase I ESA Owner's Questionnaire was completed by Mr. Craig VanderLende (current property owner). For ease of reference, the completed questionnaire is attached as Appendix C. According to Mr. VanderLende he has owned the property for the past sixteen years and the property was previously owned by Bruce Sloat. Mr. VanderLende indicated that the existing building was built in 1890. Mr. VanderLende indicated that the buildings are currently heated by natural gas and the building is connected city water and sewer.

5.4.2 Local Governmental Agency Records

Records obtained from the City of Grand Rapids Assessor's website identified the property by Parcel No. 41-13-25-439-017 and its address as 123 Division Avenue S. Additionally the records indicated that the property is approximately 4,910 square feet in size.

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No information indicative of potential environmental concern was noted in the available municipal agency records.

Local Building Department

Review of building and inspection records did not indicate any environmental concerns for the subject property.

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5.4.3 City Directories

NTH reviewed historic address directories obtained from EDR in approximately five-year intervals dating back to 1909 (i.e., the date of the earliest directory) for the available property.

The following table summarizes information on past property occupants.

123 Division Avenue South	
Year	Occupant
1909	Address not listed
1914	Peck Block
1919-1923	Peck Block and Residence
1928	Gilbert McCutcheon (furn. rooms)
1932	Murray Barber & Beauty Shop and Residence
1936	Murray Barber & Beauty Shop and Marie Rumsey (furn. rooms)
1941	Murray Barber & Beauty Shop and Residence
1946	Slager Supply Co. (kitchen appliances) and Mary Brown (furn. rooms)
1951	Melody Café and Residence
1956-1966	Melody Café and Carey Apartments
1970-1975	Vacant and Carey Apartments
1980-1985	Vacant
1990-2008	Address not listed

5.4.4 Sanborn Fire Insurance Maps

NTH retained EDR to conduct a search of Sanborn fire insurance maps for the property. Sanborn maps are primarily used by insurance companies to assess fire risks, and when available for a particular property, they can provide relevant information about the history of the property.

Twelve (12) maps covering the subject property and adjacent properties, dated 1888, 1895, 1912, 1913, 1948, 1950, 1953, 1964, 1967, 1968, 1984 and 1985 were provided by EDR. Copies of these maps are included in Appendix D. Our review of these maps indicates the following past property uses:

Year	Observed Features
1888	The building is identified as a store.
1895	Similar features as those depicted on the 1888 Sanborn map.
1912	Similar features as those depicted on the 1888 Sanborn map.
1913	No coverage
1948	No coverage

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Year	Observed Features
1950	Similar features as those depicted on the 1888 Sanborn map.
1953	No coverage
1964	No coverage
1967	The building is identified as a restaurant.
1968	No coverage
1984	Similar features as those depicted on the 1967 Sanborn map.
1985	No coverage

5.4.5 Aerial Photographs

NTH obtained copies of historical aerial photographs dated 1938, 1950, 1960, 1967, 1978, 1993, 1997 and 2005 from EDR. These aerial photographs were reviewed to determine past uses and changes in surface features that might indicate possible environmental concerns.

The scales on the aerial photographs range from 1" = 100' to 1" = 600'. Thus, certain photographs, particularly those with larger scales, did not clearly identify all the surface features at the property. Review of the referenced aerial photographs is summarized in the following table:

Year	Scale	Features
1938	1" = 500'	Existing building
1950	1" = 500'	Similar features as depicted in the 1938 aerial photograph
1960	1" = 500'	Similar features as depicted in the 1938 aerial photograph
1967	1" = 500'	Similar features as depicted in the 1938 aerial photograph
1978	1" = 600'	Similar features as depicted in the 1938 aerial photograph
1993	1" = 600'	Similar features as depicted in the 1938 aerial photograph
1997	Unknown	Similar features as depicted in the 1938 aerial photograph
2005	1" = 505'	Similar features as depicted in the 1938 aerial photograph

The referenced aerial photographs do not reveal features or activities that would be indicative of potential environmental concerns at the property.

5.4.6 USGS Topographic Maps

Historical USGS topographic maps for "Grand Rapids, Michigan" dated 1914 "Grand Rapids West, Michigan" dated 1967, 1972, 1981, and 1996 were reviewed to determine past uses of

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or changes in the property. The referenced maps depict the area of the property as urban. The referenced maps do not reveal any features that would be indicative of potential environmental concerns at the property.

5.4.7 Past Use Summary

The historical research to determine the past uses of the property was conducted in accordance with Section 8.3 of the ASTM Practice E 1527-05. The following table summarizes the past uses of the property:

Year	Property Uses	Sources
1888 - 1913	Commercial	Review of Sanborn maps
1914-1923	Commercial/Residential Peck Block and residence	Review of street address directories and Sanborn maps
1928	Residential	Review of street address directories
1932-1941	Commercial/Residential Murray Barber & Beauty Shop and apartments	Review of street address directories and Sanborn maps
1946	Commercial/Residential	Review of street address directories and Sanborn maps
1951-1975	Commercial/Residential Melody Café and Various apartments	Review of street address directories and Sanborn maps
1980 - Current	Vacant	Review of street address directories and visual survey

5.5 Historical Use Information on Adjoining Properties

Past uses of adjacent properties, as determined through a review of the previously referenced historical Sanborn Maps (SB) and City Directories (CD) are as follows:

Year / Source	North	East (across Division Ave.)	South	West
1888 / SB	Stores	Carriage Repository	Stores	Dwellings
1895 / SB	Stores	Carriage Repository	Stores	Dwellings
1909 / CD	No address listed	No address listed	No address listed	No address listed
1912 / SB	Stores	No information provided	Stores	Dwellings and stable
1913 / SB	No information provided	Austin Auto Co.	No information provided	No information provided
1914 / CD	Residence	No information provided	No information provided	No information provided

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Year / Source	North	East (across Division Ave.)	South	West
1919 / CD	Maple Products Co. and shoe store	No information provided	No information provided	No information provided
1923 / CD	Tailors	No information provided	No information provided	No information provided
1928 / CD	Slager Plumbing Supply Co.	No information provided	No information provided	No information provided
1932 / CD	Slager Plumbing Supply Co.	No information provided	No information provided	No information provided
1936 / CD	Slager Plumbing Supply Co.	No information provided	No information provided	No information provided
1941 / CD	Slager Plumbing Supply Co.	No information provided	No information provided	No information provided
1946 / CD	Slager Plumbing Supply Co.	No information provided	No information provided	No information provided
1948 / SB	No information provided	Paint store, apartments, and used auto sales	No information provided	No information provided
1950 / SB	Stores	No information provided	Stores	Warehouse
1951 / CD	Slager Plumbing Supply Co.	No information provided	No information provided	No information provided
1953 / SB	No information provided	Stores and apartments	No information provided	No information provided
1956 / CD	Slager Plumbing Supply Co.	No information provided	No information provided	No information provided
1961 / CD	Slager Plumbing Supply Co.	No information provided	No information provided	No information provided
1964 / SB	No information provided	Empty lot, stores and apartments	No information provided	No information provided
1966 / CD	Not listed	No information provided	No information provided	No information provided
1967 / SB	Stores	No information provided	Stores	Warehouse
1968 / SB	No information provided	Empty lot, stores and apartments	No information provided	No information provided
1970 / CD	Slager Supply & Distributing	No information provided	No information provided	No information provided
1975 / CD	Not listed	No information provided	No information provided	No information provided
1980 / CD	Not listed	No information provided	No information provided	No information provided
1984 / SB	Stores	No information provided	Stores	Parking lot
1985 / CD & SB	Not listed	Empty lot, stores and apartments	No information provided	No information provided
1990 / CD	Not listed	No information provided	No information provided	No information provided

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Year / Source	North	East (across Division Ave.)	South	West
1994 / CD	Not listed	No information provided	No information provided	No information provided
1999 / CD	Residence	No information provided	No information provided	No information provided
2003 / CD	Residence	No information provided	No information provided	No information provided
2008 / CD	Residence	No information provided	No information provided	No information provided

6.0 SITE RECONNAISSANCE

A site reconnaissance of the property was conducted to observe for surface features indicative of potential environmental concerns or RECs.

6.1 Methodology and Limiting Conditions

A visual survey of the property was conducted on February 4, 2009 by Ms. Paula Steiner and Mr. Brian Trent of NTH. Mr. Dykstra of In the Image provided access to the property.

During the survey, the property was observed for evidence of potential environmental concerns or RECs such as stressed vegetation, stained surface soil, and improper waste disposal practices. Furthermore, land use in the immediate vicinity of the property was also determined.

The visual survey was conducted by walking the interior portion of the building and the perimeter of the property, and randomly traversing the property, where accessible. Limiting conditions that were encountered are listed below.

- The roof of the building was not accessed.
- The presence of stored items and debris obscured observations of surface features inside the building.

- The visual survey of the interior of the building was conducted using a flashlight due to the lack of electricity, which limited visual observations inside the building.

6.2 General Site Setting

The property is located in a mixed commercial and light-industrial use area of Grand Rapids, Michigan. A map showing the location of the property is presented as Figure 1 in Appendix A of this report. The approximate configuration of the property along with prominent surface features observed by NTH during the recent site visit, are shown on Figure 2 included in Appendix A. This plan was prepared from an aerial photograph obtained from Regional Geographic Information System and should be considered as a preliminary reference drawing and not a legal boundary survey.

Color photographs of the property taken during the visual survey are included in Appendix B.

6.3 Exterior Observations

6.3.1 General Observations

The property contains a three-story, commercial building with basement. The west third of the property is a parking lot. The building is surrounded on two and sides by adjacent buildings (north and south). The east side is adjacent to Division Avenue South and contains a sidewalk and parking lane (Photographs No. 1). The basement on the west side of the building has ground level access (Photographs No. 12 and 13).

NTH personnel did not observe evidence of RECs on the exterior portions of the property during our site reconnaissance on February 4, 2009.

6.3.2 Storage Tanks

NTH did not observe any visual evidence of the presence of aboveground storage tanks (ASTs) or underground storage tanks (USTs) at the property.

6.3.3 Polychlorinated Biphenyls (PCBs)

The subject property was surveyed to identify liquid-cooled electrical units, such as transformers and capacitors. These types of units are of possible concern because they may be potential PCB sources. PCB units may subject the owner/operator to various regulatory requirements under Toxic Substances Control Act (TSCA). The release of PCB fluids or their combustion products (in case of spill or fire) are potential environmental liabilities and may require costly remediation. NTH did not observe transformers or capacitors on the property.

6.4 Interior Observations

As part of the current study, NTH performed a walk-through survey of the accessible portions of the existing buildings to observe interior conditions.

6.4.1 General Observations

The interior portion of the commercial building contained a large open space on the first floor (Photograph No. 2) with a couple of smaller rooms on the west side of the building. The floor and ceiling coverings and the pipe wrap on the first floor may contain asbestos (Photographs Nos. 3 and 4). The second and third floors consisted of one large room each. The second floor contained miscellaneous debris (Photographs Nos. 5 and 6). Minimal fire damage was also noted on the second floor. The third floor contained less debris (Photographs Nos. 7 and 8). Much of the basement was covered in debris (Photographs Nos. 9 through 11).

Some chemical use and storage was observed. Chemicals included cleaning supplies as well as some paints and stains. There was a pan of motor oil in the basement. No evidence of staining or spills was noted during the visual survey.

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No visual evidence of RECs was noted in the surveyed portions of the buildings on February 4, 2009.

6.4.2 Fluorescent Lights

Fluorescent light ballasts manufactured prior to 1979 may contain small quantities of PCBs. However, even if the ballasts do contain PCBs, small capacitors (i.e., ballasts) can be disposed of as municipal solid waste (40 CFR Part 761.60(b)(ii)) as long as they are not leaking. During the current study, fluorescent light ballasts within the structures were not accessed to determine their PCB status.

7.0 INTERVIEWS

Interviews were conducted with various individuals to determine historical uses of the property and to determine environmental concerns associated with the property.

7.1 Interview with Owner

NTH interviewed Mr. Craig Vanderlende, current property owner. Information obtained from the correspondence is mentioned in Section 5.4.1. A copy of the completed questionnaire can be found in Appendix E.

7.2 Interview with Site Manager

Mr. Robert Dykstra was unaware of any environmental concerns associated with the property.

7.3 Interviews with Occupants

There are no occupants.

7.4 Interviews with Local Government Officials

Information obtained from local government offices is described in appropriate sections throughout this report.

8.0 FINDINGS AND OPINIONS

The property was used as commercial and residential building for much of its history. Until 1941 the building housed various stores with apartments above. Starting in 1996 the building housed various restaurants with apartments above. Since approximately 1970, the commercial space has been mostly empty and there is no listing of residences after 1980.

Data failure was experienced in determining uses of property prior to 1888 (i.e., the date of the earliest historical data available). The property was commercial in 1888. Additionally, data gaps were encountered between 1895 to 1912 and 1980 to present.

There were no RECs identified with the property during NTH's site walk.

Based on review of records neighboring properties are known facilities and have contamination therefore, it is possible contamination is migrating onto the subject property.

9.0 CONCLUSIONS

NTH has performed a *Phase I Environmental Site Assessment* in conformance with the scope and limitations of ASTM Practice 1527-05 of the 123 Division Avenue South property. Any exceptions to, or deletions from, this practice is described in appropriate sections throughout this report. This assessment has revealed the following evidence of recognized environmental conditions in connection with the property::

- Neighboring properties are documented facilities and thereby have contamination. It is possible the contamination is migrating onto the subject property.

10.0 DEVIATIONS

No deviations, deletions or additions from the current ASTM practice, except those noted in Section 9.0, were made during performance of this study.

11.0 ADDITIONAL SERVICES

No non-ASTM scope items were addressed during the current study.

12.0 REFERENCES

- 1) American Society for Testing and Materials (ASTM) Designated: E 1527-05 – Standard Practice for Environmental Site Assessment: Phase I Environmental Site Assessment Process.
- 2) Environmental Data Resources, Inc. (EDR):
 - EDR Radius Map with GeoCheck;
 - EDR City Directories;
 - EDR USGS Topographic Maps;
 - The EDR Sanborn Map Report; and
 - The EDR- Aerial Photography Print Services
- 3) Department of Geology, College of Arts and Sciences, Western Michigan University - Hydrogeologic Atlas of Michigan
- 4) City of Grand Rapids website
- 5) Kent County Health Department
- 6) MDEQ Remediation and Redevelopment Division website (Environmental Liens)
- 7) Grand Rapids Fire Department
- 8) MDEQ Waste and Hazardous Materials Division and Remediation and Redevelopment Division records

13.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONAL

The field investigation for the Phase I ESA was performed by Ms. Paula Steiner and Mr. Brian Trent of NTH Consultants Ltd. The Phase I ESA report was authored by Ms. Sherry Kirkbride of NTH, and was reviewed by Mr. Brian Smits of NTH. Mr. Smits served as the Environmental Professional on this project, and his resume is included in Appendix E.

EP Declaration

I declare that, to the best of my professional knowledge and belief, I meet the definition of *Environmental Professional* as defined in §312.10 of 40 CFR 312 and I have the specific qualifications based on education, training, and experience to assess a *property*. I have developed and performed the all appropriate inquiries in general accordance with the standards and practices set forth in ASTM Practice E1527-05, which is consistent and compliant with 40 CFR Part 312.

Brian S. Smits, P.E.
Senior Vice President